

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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October 10, 2022

John Nachbar, City Manager
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232

Dear John Nachbar:

RE: City of Culver City's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Culver City's (City) housing element adopted on August 8, 2022, and received for review on August 11, 2022 with technical modifications received on October 3, 2022 and October 6, 2022 as authorized by Resolution number 2022-R069. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from several members of the community, pursuant to Government Code 65585, subdivision (c).

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element, including technical modifications, addresses the statutory requirements described in HCD's July 26, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including, but not limited to, the following:

- Measure 1A (Housing Choice Vouchers)
- Measure 1F (Affordable Housing Development Assistance)
- Measure 2A (Homeless and Special Needs Housing)
- Measure 2B (Zoning Code Amendments)
- Measure 3A (Neighborhood Preservation Program)
- Measure 4A (Rezone Program and SB-9 Protections)
- Measure 4D (ADU Ordinance Update)
- Measure 4F (Affordable Housing Tools and Livable Communities)
- Measure 4G (Hotel / Motel Conversions)
- Measure 4J (Zoning Code Review and Removal of Parking Minimums)
- Measure 5A (Fair Housing Counseling)
- Measure 6E (Homebuyer Assistance Program)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication Troy Evangelho, Lauren Wrenn, Sol Blumenfield and your consultant, Veronica Tam, provided in the preparation of the City's housing element. HCD wishes the City success in implementing its housing element and looks forward to following the City's progress through the annual progress report pursuant to Government Code section 65400. If you have any questions or need technical assistance, please contact Shawn Danino at Shawn.Danino@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager